

055.0
test PDF Combine only0001
Map0006.0
Block

Lot

2 of 2
1Commercial
CARD

ARLINGTON

APPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
59,700 / 719,200
59,700 / 719,200
59,700 / 719,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
51		DUDLEY ST, ARLINGTON	

OWNERSHIP
Owner 1: FINOCHETTI JOHN V
Owner 2:
Owner 3:
Street 1: 55R DUDLEY ST
Street 2:
Twn/City: ARLINGTON
St/Prov: MA Cntry Own Occ: N
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry
Postal:

NARRATIVE DESCRIPTION
This parcel contains .105 Sq. Ft. of land mainly classified as Res. / Comm. with a Office Building built about 1900, having primarily Clapboard Exterior and 972 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z I INDUSTRIA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Appraised Alt Spec J Fact Use Value Notes
Code Fact Price Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
340 Office 0 0 Sq. Ft. Site 0 0. 0.00 11

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
340	0.000	59,700			59,700	
Total Card	0.000	59,700			59,700	Entered Lot Size
Total Parcel	0.105	328,700		390,500	719,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	61.42	/Parcel: 317.11	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 055.0-0001-0006.0

!4423!

PRINT

Date 12/30/21 Time 00:32:33

LAST REV

Date 07/12/19 Time 10:43:03

apro

4423

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Measured	197	PATRIOT
4/25/2000	Measured	197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 013 Res. / Comm.

Prime NB Desc: ARLINGTON

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023



EXTERIOR INFORMATION

test PDF - Combine only

Type: 71	- Office
Sty Ht: 2	- 2 Story
(Liv) Units: 2	Total: 4
Foundation: 6	- Slab
Frame: 1	- Wood
Prime Wall: 2	- Clapboard
Sec Wall: 21	- Conc. Block 40%
Roof Struct: 3	- Gambrel
Roof Cover: 1	- Asphalt Shgl
Color: GREY/WHT	
View / Desir:	

GENERAL INFORMATION

Grade: D-	Fair (-)
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	13 - Radiant Elec
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

PARCEL ID 055.0-0001-0006.0

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath	1	Rating: Average	CARLSON BLDG/MGMT.	2
A Bath:		Rating:		
3/4 Bath:		Rating:		
A 3QBth:		Rating:		
1/2 Bath:		Rating:		
A HBth:		Rating:		
OthrFix:		Rating:		

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS:	BRs: Baths: 1 HB

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

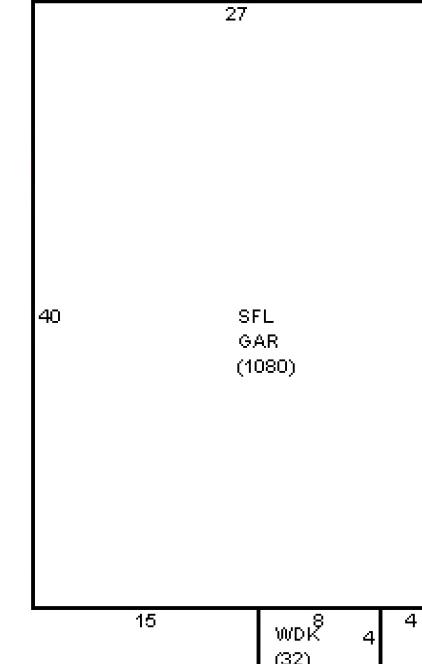
Phys Cond:	FA - Fair-Avg	38. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.96805030
Adj \$ / SQ:	127.057
Other Features:	5000
Grade Factor:	0.66
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	97084
Depreciation:	37377
Depreciated Total:	59707

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	59700
Val/Su Net:	28.65
Val/Su SzAd:	61.42

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GAR	Garage	1,080	16.760	18,103	SFL	90			
SFL	Second Floor	972	127.060	123,499					
WDK	Deck	32	15.490	496					
Net Sketched Area:									
Size Ad	972	Gross Area	2192	FinArea	972				

IMAGE**AssessPro Patriot Properties, Inc**

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
51		DUDLEY ST, ARLINGTON	

OWNERSHIP
Owner 1: FINOCHETTI JOHN V
Owner 2:
Owner 3:
Street 1: 55R DUDLEY ST
Street 2:
Twn/City: ARLINGTON
St/Prov: MA Cntry Own Occ: N
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry
Postal:

NARRATIVE DESCRIPTION
This parcel contains .105 Sq. Ft. of land mainly classified as Res. / Comm. with a Office Building built about 1900, having primarily Clapboard Exterior and 972 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z I INDUSTRIA 100 water
o water
n Sewer
Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
340 Office 0 0 Sq. Ft. Site 0 0. 0.00 11

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
340	0.000	59,700			59,700	
Total Card	0.000	59,700			59,700	Entered Lot Size
Total Parcel	0.105	328,700		390,500	719,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	61.42	/Parcel: 317.11	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 055.0-0001-0006.0

!4423!

PRINT

Date 12/30/21 Time 00:32:33

LAST REV Date 07/12/19 Time 10:43:03

apro

4423

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Measured	197	PATRIOT
4/25/2000	Measured	197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION test PDF - Combine only			BATH FEATURES			COMMENTS			SKETCH									
Type: 71 - Office	Full Bath: 1	Rating: Average	CARLSON BLDG/MGMT.			4												
Sty Ht: 2 - 2 Story	A Bath:	Rating:																
(Liv) Units: 2	3/4 Bath:	Rating:																
Foundation: 6 - Slab	A 3QBth:	Rating:																
Frame: 1 - Wood	1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard	A HBth:	Rating:																
Sec Wall: 21 - Conc. Block	OthrFix:	Rating:																
Roof Struct: 3 - Gambrel	OTHER FEATURES	Rating:	1st Res Grid Desc: # Units															
Roof Cover: 1 - Asphalt Shgl	Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O															
Color: GREY/WHT	A Kits:	Rating:	Other															
View / Desir:	Frl:	Rating:	Upper															
GENERAL INFORMATION			WSFlue:	Rating:	Lvl 2													
Grade: D- - Fair (-)			CONDO INFORMATION			Lvl 1												
Year Blt: 1900	Eff Yr Blt:	Location:	Lower															
Alt LUC:	Alt %:	Total Units:	Totals			RMs:	BRs:	Baths: 1	HB:									
Jurisdct:	Fact: .	Floor:	REMODELING			RES BREAKDOWN												
Const Mod:	% Own:	%	Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:	Name:		Interior:															
INTERIOR INFORMATION			Additions:															
Avg Ht/FL: STD	Phys Cond: FA - Fair-Avg	38. %	Kitchen:															
Prim Int Wal 2 - Plaster	Functional:	%	Baths:															
Sec Int Wall:	Economic:	%	Plumbing:															
Partition: T - Typical	Special:	%	Electric:															
Prim Floors: 4 - Carpet	Override:	%	Heating:															
Sec Floors:	Total:	38.5 %	General:															
Bsmnt Flr: 12 - Concrete	CALC SUMMARY			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL								
Subfloor:	Basic \$ / SQ: 105.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar:	Size Adj.: 1.25000000							GAR	Garage	1,080	16,760	18,103	SFL	90				
Electric: 3 - Typical	Const Adj.: 0.96805030							SFL	Second Floor	972	127.060	123,499						
Insulation: 2 - Typical	Adj \$ / SQ: 127.057							WDK	Deck	32	15.490	496						
Int vs Ext: S	Other Features: 5000																	
Heat Fuel: 3 - Electric	Grade Factor: 0.66																	
Heat Type: 13 - Radiant Elec	NBHD Inf: 1.00000000																	
# Heat Sys: 1	NBHD Mod:																	
% Heated: 100	LUC Factor: 1.00																	
Solar HW: NO	Adj Total: 97084																	
% Com Wal	Depreciation: 37377																	
	Depreciated Total: 59707																	
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:	IMAGE			AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS			PARCEL ID 055.0-0001-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:							

EXTERIOR INFORMATION

test PDF - Combine only

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 4
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath: 2 Rating: Average

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: Rating:

OTHER FEATURES

Kits: 2 Rating: Average

A Kits: Rating:

Frp: Rating:

WSFlue: Rating:

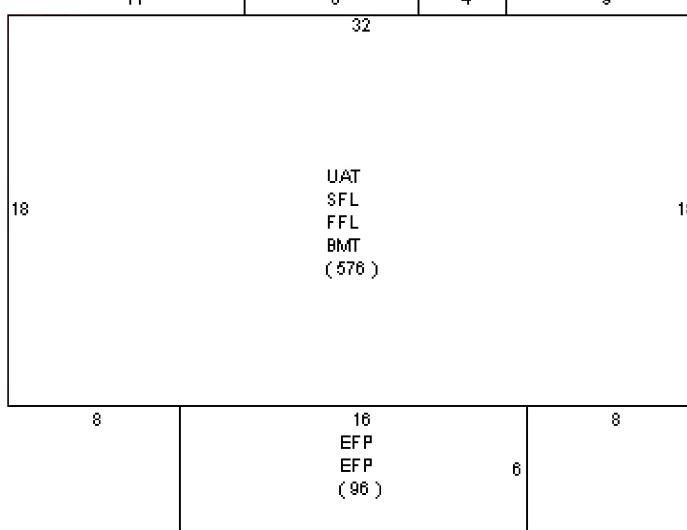
COMMENTS

6

SKETCH

EFP (32) 8	4 OFF (4) 16
------------------	-----------------------

9



8 16 EFP EFP (96) 6

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 2

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 10 BRs: 6 Baths: 2 HB

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

REMODELING**RES BREAKDOWN**

Totals	2	10	6
--------	---	----	---

DEPRECIATION

Phys Cond: FA - Fair-Avg 35. %

Functional: %

Economic: L - Location 5.0 %

Special: %

Override: %

Total: 38.82 %

Basic \$ / SQ:	180.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj \$ / SQ:	230.827
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439615
Depreciation:	170658
Depreciated Total:	268956

CALC SUMMARY**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 230.83

Special Features: 0 Val/Su Net: 127.37

Final Total: 269000 Val/Su SzAd 233.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	576	69.250	39,887	UAT	100	FLA	100		
FFL	First Floor	576	230.830	132,956						
SFL	Second Floor	576	230.830	132,956						
EFP	Enclos Porch	224	37.410	8,379						
UAT	Upper Attic	144	161.580	23,267						
OPF	Open Porch	16	41.800	669						
	Net Sketched Area:	2,112		338,114						
	Size Ad	1152	Gross Area	2544	FinArea	1296				

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

EXTERIOR INFORMATION

test PDF - Combine only

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 4
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 055.0-0001-0006.0

More: N

Total Yard Items:

Total Special Features:

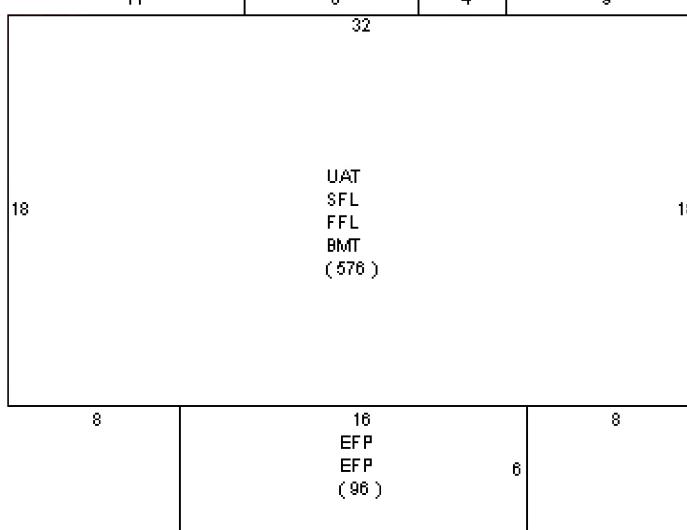
SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 6	Baths: 2 HB

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	6	

11	EFP (32) 8	4	OPP (4) 9
32			

UAT
SFL
FFL
BMT
(576)**SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	576	69.250	39,887	UAT	100	FLA	100		
FFL	First Floor	576	230.830	132,956						
SFL	Second Floor	576	230.830	132,956						
EFP	Enclos Porch	224	37.410	8,379						
UAT	Upper Attic	144	161.580	23,267						
OPP	Open Porch	16	41.800	669						
Net Sketched Area: 2,112					Total:		338,114			
Size Ad	1152	Gross Area	2544	FinArea	1296					

IMAGE**AssessPro Patriot Properties, Inc**